

RICHARD WARREN, PRESIDENT

MIKE COOKSLEY, VICE-PRESIDENT

JAY MARTIN, BOARD MEMBER

CHUCK ENGELKEN, BOARD MEMBER



MIKE CLAUSEN, BOARD MEMBER

RANDY WOODARD, BOARD MEMBER

NANCY OJEDA, BOARD MEMBER

## **CITY OF LA PORTE DEVELOPMENT CORPORATION MEETING AGENDA**

Notice is hereby given of a meeting of the City of La Porte Development Corporation to be held on February 9, 2015, at the City Hall Council Chambers, 604 W. Fairmont Parkway, La Porte, Texas, beginning at 05:00 PM to consider the following items of business:

1. **CALL TO ORDER**
2. **CONSENT AGENDA** *(All consent agenda items are considered routine by the La Porte Development Corporation Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member requests an item be removed and considered separately)*
  - (a) Consider approval of minutes of the meeting of the La Porte Development Corporation Board held on January 26, 2015 - P. Fogarty
  - (b) Consider approval or other action regarding an enhancement grant amount not to exceed \$25,000.00 to Eagle Energy Resources, LLC, new owner of the Alamo Building, 153 South Broadway, to be awarded at the completion of the project - S. Livingston
  - (c) Consider approval or other action regarding revisions to Section 5.04 of the La Porte Development Corporation By-Laws and recommending La Porte City Council authorize the revisions - S. Livingston
3. **SET DATE FOR NEXT MEETING - S. Livingston**
4. **Board member comments regarding matters appearing on agenda; Recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.**
5. **Executive Session — The La Porte Development Corporation reserves the right to meet in executive session on any agenda item should the need arise and if authorized by the Texas Open Meetings Act, Title 5, Chapter 551, of the Texas Government Code.**

**Section 551.087(2) - Deliberation regarding Economic Development negotiations.**

**Meeting with staff of Development Corporation Board and City of La Porte to deliberate offer of financial or other incentives to business prospect, in connection with Sector 23 Project.**

**Section 551.072(2) - Consultation with Attorney**

**Consultation with attorney for Development Corporation Board regarding Sector 23 Project.**

6. **Reconvene into regular session and consider action, if any, on items discussed in executive session.**
7. **Adjourn**

**In compliance with the Americans with Disabilities Act, the City of La Porte will provide for reasonable accommodations for persons attending public meetings. To better serve attendees, requests should be received 24 hours prior to the meetings. Please contact Patrice Fogarty, City Secretary, at 281.470.5019.**

#### **CERTIFICATION**

I certify that a copy of the February 9, 2015, agenda of items to be considered by the Board of the La Porte Development Corporation was placed on the City Hall Bulletin Board on February 3, 2015.

signature here

Patrice Fogarty, City Secretary

RICHARD WARREN, PRESIDENT  
MIKE COOKSLEY, VICE PRESIDENT  
CHUCK ENGELKEN, BOARD MEMBER  
JAY MARTIN, BOARD MEMBER



MIKE CLAUSEN, BOARD MEMBER  
RANDY WOODARD, BOARD MEMBER  
NANCY OJEDA, BOARD MEMBER

## MINUTES OF LA PORTE DEVELOPMENT CORPORATION BOARD MEETING OF JANUARY 26, 2015

The City of La Porte Development Corporation Board met on **January 26, 2015**, at the City Hall Council Chambers, 604 West Fairmont Parkway, La Porte, Texas, at **5:00 p.m.** to consider the following items of business:

### 1. CALL TO ORDER

President Richard Warren called the meeting to order at 5:02 p.m. The following members of the La Porte Development Corporation Board were present: Vice-President Cooksley, Board members Martin, Engelken and Ojeda. Absent: Board members Clausen and Woodard. Staff Present: Corby Alexander, Patrice Fogarty, Scott Livingston, Michael Dolby, Clark Askins and Traci Leach.

### 2. AUTHORIZATIONS

**(a)** Consider approval of minutes of the meeting of La Porte Development Corporation Board held on January 12, 2015 – P. Fogarty

Board member Engelken moved to approve the minutes of the meeting of La Porte Development Corporation Board held on January 12, 2015. Vice-President Cooksley seconded. MOTION PASSED.

Ayes:	President Warren, Vice-President Cooksley, Board members Ojeda, Engelken and Martin
Nays:	None
Absent:	Board members Clausen and Woodard

**(b)** Consider approval or other action authorizing Staff to publish 60-day notice of a public hearing to consider awarding an economic development grant to Gainstein Esquire, LLC, for an amount not to exceed \$300,000 – S. Livingston

Economic Development Coordinator Scott Livingston presented a summary; and Kris Gant, with Gantstein Esquire, LLC, provided a presentation for a proposed Pipeline Grill Restaurant to be located at 10003 Spencer Highway, the former Texans Sports Bar and Grill. Mr. Gant advised the restaurant would create 100 jobs for local people and a banquet room for seating 75.

Economic Development Coordinator Scott Livingston proposed three payments. First payment on a Certificate of Obligation for opening the restaurant; second payment for a minimum amount of expenditures; and the third payment on proof of taxable sales after the first year of being in business.

Board member Engelken asked how the Board will regain losses if the business fails. Mr. Livingston responded the property will be improved. Mr. Livingston also advised the figures are based on the two years the restaurant has been in business at the Baytown location.

Kris Gant, with Gantstein Esquire, LLC, advised the Board that both the restaurant and parking lot are under contract.

Board member Engelken questioned if there would be outdoor noise and late hours activity in the parking lot from patrons that would disturb the neighborhoods. Mr. Gant responded the Pipeline Grill is a restaurant and not a bar and the servers are required to be TABC certified and Gantstein Esquire, LLC, has a strict policy not to sell too much alcohol to one individual.

Board member Martin commented he would be more comfortable awarding an economic development grant at 25 percent instead of “no more than \$300,000.”

Board member Martin moved to authorizing Staff to publish 60-day notice of a public hearing to consider awarding an economic development grant to Gantstein Esquire, LLC, for an amount not to exceed \$300,000 or equal to 25% of the project expenditures not to exceed \$300,000. Board member Ojeda seconded. **MOTION PASSED.**

Ayes:	President Warren, Vice-President Cooksley, Board members Ojeda, Engelken and Martin
Nays:	None
Absent:	Board members Clausen and Woodard

**3. SET DATE FOR NEXT MEETING – S. Livingston**

Board members set the next meeting dates for Monday, February 9, 2015, at 5:00 p.m. and Monday, February 23, 2015, at 5:00 p.m.

**4. STAFF REPORTS**

**(a) Receive Financial Report – M. Dolby**

Finance Director Michael Dolby provided a report.

Economic Development Coordinator Scott Livingston reported he is awaiting a letter from Project Nebula/Ineos confirming they will not be moving forward with the second phase of the project and will report back to the Board in March.

**5. BOARD MEMBER COMMENTS** regarding matters appearing on agenda; recognition of community members, city employees, and upcoming events; inquiry of staff regarding specific factual information or existing policies.

Board member Ojeda asked about the lot that is for sale by Rob Johnson. Economic Development Coordinator Livingston advised he will inquire of Mr. Johnson to confirm if the lot is for sale.

**6. ADJOURN**

There being no further business, Vice-President Cooksley moved to adjourn the meeting at 5:44 p.m. Board member Martin seconded. **MOTION PASSED.**

Respectfully submitted,

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Patrice Fogarty, City Secretary

Passed and approved on this 9<sup>th</sup> day of February, 2015.

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President Richard Warren

## REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>February 9, 2015</u> Requested By: <u>S. Livingston</u> Department: <u>Economic Development/Tourism</u> Report: <input checked="" type="radio"/> Resolution: <input type="radio"/> Ordinance: <input type="radio"/>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center; border-bottom: 1px solid black;">Appropriation</th> </tr> </thead> <tbody> <tr> <td style="border-right: 1px solid black;">Source of Funds:</td> <td style="border-bottom: 1px solid black;">CIP #015-9892-993</td> </tr> <tr> <td style="border-right: 1px solid black;">Account Number:</td> <td style="border-bottom: 1px solid black;">N/A</td> </tr> <tr> <td style="border-right: 1px solid black;">Amount Budgeted:</td> <td style="border-bottom: 1px solid black;">N/A</td> </tr> <tr> <td style="border-right: 1px solid black;">Amount Requested:</td> <td style="border-bottom: 1px solid black;">\$25,000.00</td> </tr> <tr> <td style="border-right: 1px solid black;">Budgeted Item:</td> <td><input checked="" type="radio"/> YES    <input type="radio"/> NO</td> </tr> </tbody> </table>	Appropriation		Source of Funds:	CIP #015-9892-993	Account Number:	N/A	Amount Budgeted:	N/A	Amount Requested:	\$25,000.00	Budgeted Item:	<input checked="" type="radio"/> YES <input type="radio"/> NO
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Budgeted Item:	<input checked="" type="radio"/> YES <input type="radio"/> NO												

**Exhibits:**

- 1. Project Presentation**
- 2. Bid Sheet Summary**
- 3. Enhancement Grant Application**
- 4. Enhancement Grant Evaluation Summary**
- 5. La Porte Enhancement Grant Guidelines and Map**

### SUMMARY & RECOMMENDATIONS

The Enhancement Grant Review Committee reviewed an Enhancement Grant Application from **Eagle Energy Resources, LLC**, which is the new owner of the “Alamo building” at 153 S. Broadway. Although the applicant is planning to enhance all four (4) sides of the building’s exterior, the applicant collected three (3) bids from general contractors to complete each of the five (5) primary projects on **only the west** (i.e. the front side facing S. Broadway) **and south** (i.e. the side facing East Street/San Jacinto Ave.) **sides** of the building: (a) 'Stucco Work/Façade Repair', (b) 'Painting', (c) 'Doors', (d) 'Canopy Work', and (e) 'Exterior Lighting'. The applicant secured three (3) additional bids for ornamental “Texas Stars” that will be installed on the building’s exterior.

The general contractor which offered the lowest bid for the five (5) work projects to be completed was **CLS Builders, Inc.** for **\$48,257**. The lowest bid to manufacture and ship the “Texas Stars” was **Iron Designs and Signs** for **\$2,368.90**.

The sum total of these two, lowest bids is **\$50,625.90**, and 50% of this sum is **\$25,312.95**. Please see the “Bid Sheet Summary” for details. The maximum amount allowed per property owner through the La Porte Enhancement Grant Program is **\$25,000**. Therefore, the maximum amount to be reimbursed for this project would be **\$25,000**.

The Enhancement Grant Evaluation Committee reviewed this enhancement project and believes that this project will encourage similar re-development throughout the community of La Porte. The Enhancement Grant Evaluation Committee gave this project a score of 4.75 out of a maximum possible score of 5.0. Please see the enclosed “Evaluation Summary” for additional detail.

The applicant is prepared to give a brief presentation regarding this project, and the applicant will be available to address any questions the 4B Board might have about this proposed project.

**Action Required by the La Porte Development Corporation:**

Consider approving a grant amount not to exceed **\$25,000** to **Eagle Energy Resources, LLC**, to be awarded at the completion of the project, conditional upon receipts and the completion of work as indicated.

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**Approved for the La Porte Development Corporation Agenda**

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**Corby D. Alexander, City Manager**

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**Date**



# Eagle Energy Resources, LLC

153 S. Broadway Street



[www.eagleenergy.us](http://www.eagleenergy.us)

# Company Introduction

Eagle Energy was founded in 1988. Our principle objective is to grow the company through acquisition, development, and exploration principally along the Gulf Coast Basin and in Southeast Texas and Louisiana. The tenure and experience of our professional staff is focused on a multi-discipline approach to identifying, evaluating, and acquiring undervalued assets. Our efficient field-to-office operational management style immediately adds value to acquired operated properties by minimizing expenses and streamlining procedures. Our technical analysis and experience in a diverse number of operating environments results in the application of more efficient recovery and production methods, improved facility engineering and lower overhead.

# Project Summary

Although the applicant is planning to enhance all four (4) sides of the building's exterior, they collected three (3) bids from general contractors to complete each of the five (5) primary projects on **only the west** (i.e. the front side facing S. Broadway) **and south** (i.e. the side facing East Street/San Jacinto Ave.) **sides** of the building: (1) "Stucco Work/Façade Repair", (2) "Painting", (3) "Doors", (4) "Canopy Work", and (5) "Exterior Lighting". The applicant secured three (3) additional bids for ornamental "Texas Stars" that will be installed on the building's exterior.

**CLS Builders, Inc.** offered the lowest bid of **\$48,257** to complete the five (5) primary projects, while **Iron Designs and Signs** offered the lowest bid of **\$2,368.90** to manufacture and ship the "Texas Stars".

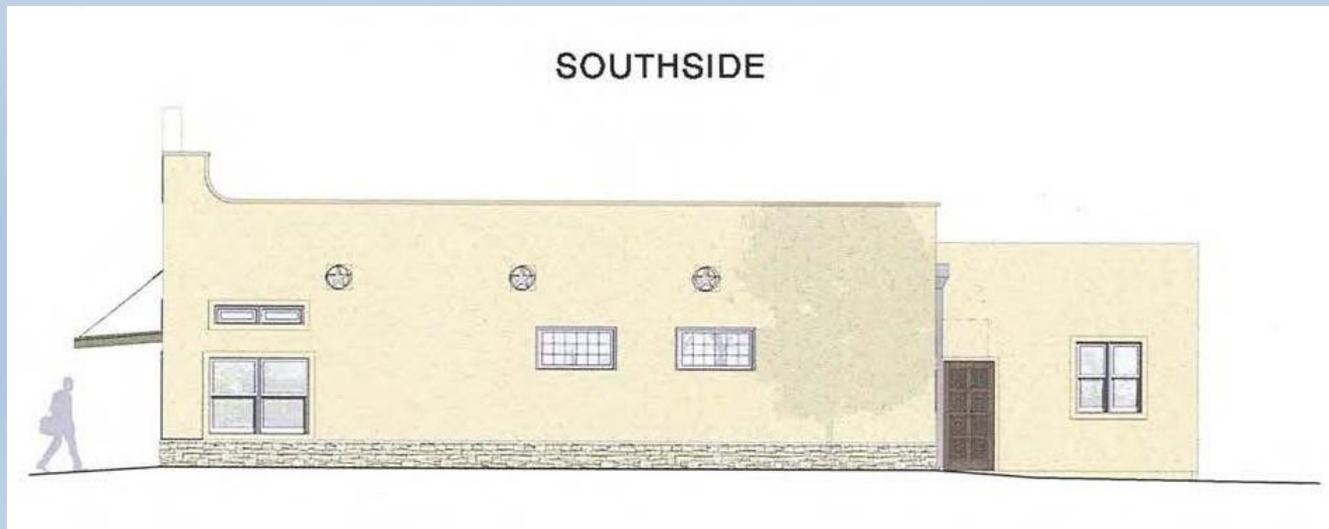
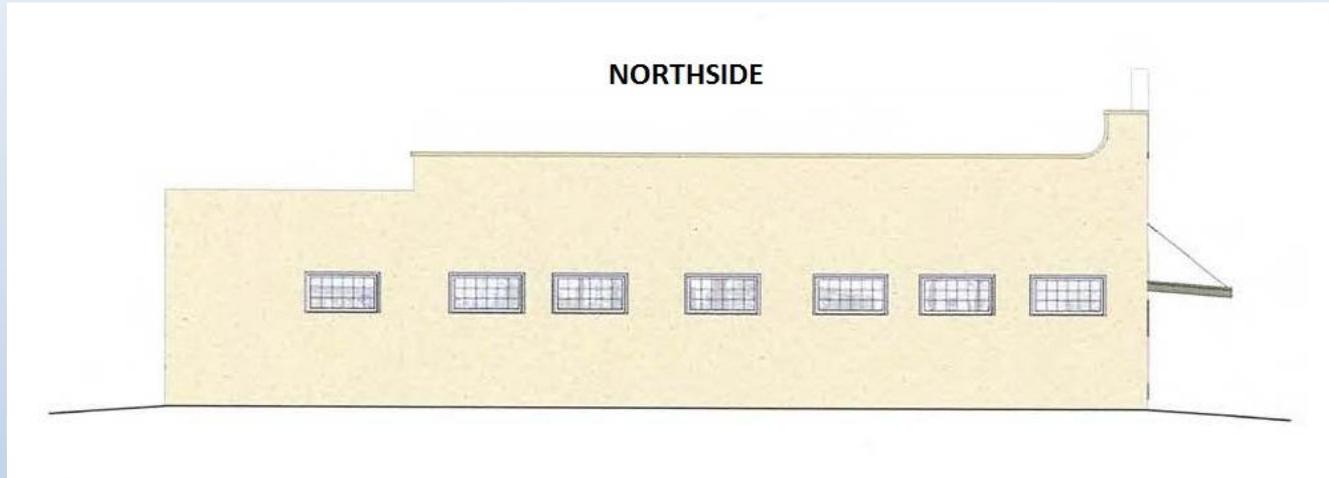
The sum total of these two, lowest bids is **\$50,625.90**, and 50% of this sum is **\$25,312.95**. The maximum amount allowed per property owner through the La Porte Enhancement Grant Program is **\$25,000**.

# **Stucco Work/Façade Repair**

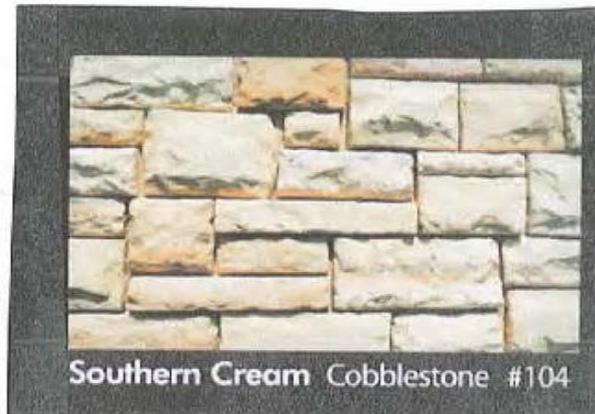
# Front and Rear Elevation Renderings



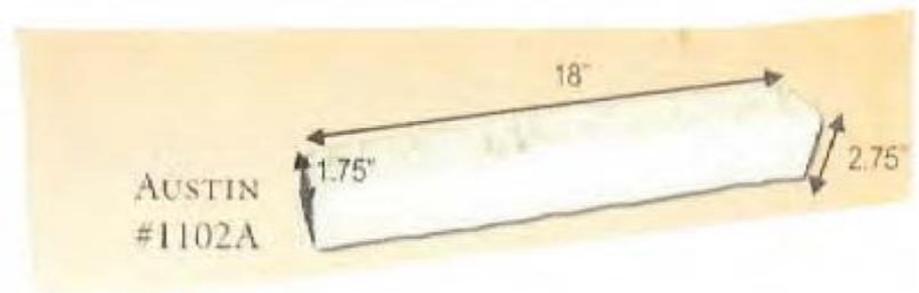
# Side Elevation Renderings



**STONE VENEER TRIM LOWER 3' WEST & SOUTH WALLS**  
**SOUTHERN CREAM COBBLESTONE #104**



**ACCENT CAP AUSTIN #1102A**



# Painting

# EXTERIOR STUCCO COLOR

The screenshot shows a web browser window displaying the BEHR website. The address bar shows the URL <http://www.behr.com/consumer/ColorDetails.aspx?W-B-720>. The browser's address bar also displays "Oyster W-B-720". The website's navigation menu includes "Customer Service", "Store Locator", "Search", "Colors", "Inspiration", "Products", "How-To", "Buy Online", and "myBEHR". The main content area features the BEHR logo and the product name "Oyster W-B-720". Below the product name, there are three buttons: "Buy Paint", "Save to My BEHR", and "Email". A large image of a room with white walls and a fireplace is shown, with a red button overlay that says "Preview Color in a Room". At the bottom of the page, there are buttons for "Color Palettes", "Similar Colors", and "Find a Store".

BEHR

Customer Service | Store Locator | Search

Colors | Inspiration | Products | How-To | Buy Online | myBEHR

Consumer > Paint & stain colors > BEHR® Paint Colors

Oyster W-B-720

Buy Paint | Save to My BEHR | Email

Preview Color in a Room

Color Palettes | Similar Colors | Find a Store

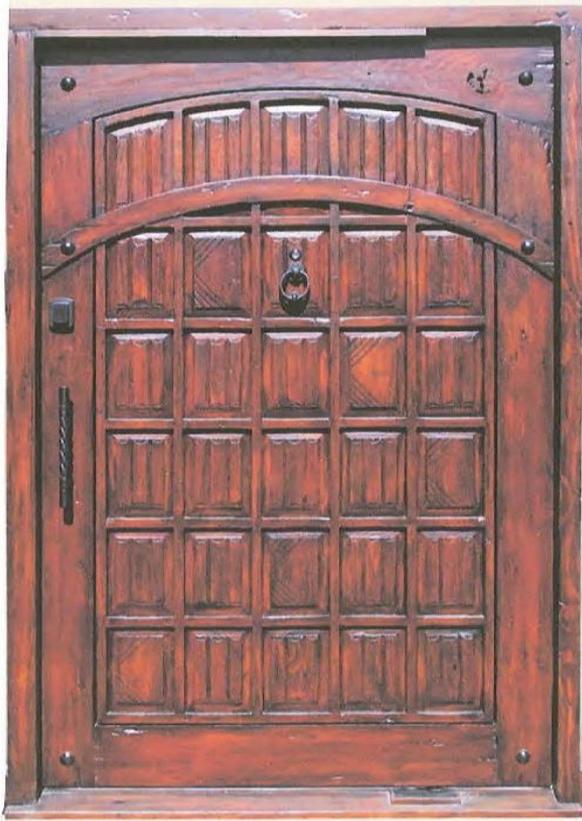
# EXTERIOR TRIM

The screenshot shows a web browser window displaying the BEHR website. The address bar shows the URL <http://www.behr.com/Consumer/ColorData/View/760B-5>. The browser's menu bar includes File, Edit, View, Favorites, Tools, and Help. The page content features the BEHR logo and navigation links for Colors, Inspiration, Products, How-To, and Buy Online. A search bar is located in the top right. The main heading is "Blanket Brown 760B-5". Below the heading are three buttons: "Buy Paint", "Save to My BEHR", and "Email". A large image shows a room with a fireplace and a window, with a red banner overlaid that says "Preview Color in a Room". At the bottom, there are tabs for "Color Palettes" and "Similar Colors", and a "Find a Store" button. The browser's status bar at the bottom right shows "5, 100%".

**Doors**

**FOUR EXTERIOR PRE-HUNG MAHOGANY DOORS/JAMBS**

**CUSTOM SAMPLE**



**25279885 MODEL #**

**BUILDERS FIRSTSOURCE FORMERLY SLOAN LUMBER**



**Canopy**

The underside of the canopy, which runs the full length of the front of the building, will be covered with a vinyl soffit material to resemble wood. The color of the material will match the color of the mahogany doors on the building's exterior. The canopy's rods will be painted to match the exterior color of paint on the building's exterior.

# Exterior Lighting



**Bronze Three-Light 7 1/4" High Motion Sensor LED Floodlight** Style # 3H840



# Texas Stars

## Huge 5 ft. diameter 3d star Personalized



## Custom 36" Double Ring 3D Star Personalized



For additional information please contact:

**Doug Shows**

President & CEO

Eagle Energy Resources, LLC

1909 Marvin Circle, Suite A

Seabrook, Texas 77586

(281) 474-3379 x 302

[Dshows@eagleenergy.us](mailto:Dshows@eagleenergy.us)

**Bidder Sheet Summary -- Eagle Energy Resources, LLC**

153 S. Broadway; La Porte, Texas 77571

	<u>General Project Bid</u> <sup>1</sup>	<u>Texas Stars</u>	<u>Project Total</u>
Redfield Custom Building	\$66,176.00		
Rasa Construction Co., Inc.	\$58,650.00		
<b>CLS Builders, Inc.</b>	<b>\$48,257.00</b>		
Stars Over Texas		\$2,899.88	
Nailhead Spur Company		\$2,872.81	
<b>Iron Designs and Signs</b>		<b>\$2,368.90</b>	
<b>LPDC's 50% Contribution:</b>			<b>\$25,312.95</b>

Notes: <sup>1</sup> "General Project Bid" includes five (5) primary projects: (1) "Stucco Work/Façade Repair", (2) "Painting", (3) "Doors", (4) "Canopy Work", and (5) "Exterior Lighting".



**153 South Broadway Street**

**La Porte Enhancement  
Grant Application**

**January 9, 2015**

**Eagle Energy Resources, LLC**



Eagle Energy Resources, LLC  
1909 Marvin Circle, Suite A  
Seabrook, TX 77586

Phone: (281) 474-3379  
Fax: (281) 474-7118

**EAGLE**

January 9, 2015

Mr. Scott D. Livingston  
Economic Development Coordinator  
City of La Porte  
604 W. Fairmont Parkway  
La Porte, TX 77571

Re: Enhancement Grant Application  
153 South Broadway, La Porte, TX 77571

Dear Mr. Livingston,

Enclosed in our application for an Enhancement Grant for the location show above also known as the "Alamo Building" by locals in La Porte. Our hope is to restore this building to reflect the historical value of the area and keep with the theme of "The Alamo". We plan to finish the building to reflect the Spanish style which includes the Spanish style doors, hardware, stucco and trim.

The application is for the West Side (Front) of the building on South Broadway facing the Five Points Park and the South Side of the building (Facing Avenue A) as previously discussed with you in our meeting.

Doug Shows will be presenting the application formerly to the 4B Review Board on February 9, 2015. Please let us know as soon as possible if this date changes.

Thank you for your assistance in getting this package together and we look forward to our relocation to La Porte.

Sincerely,

Teri Goebel  
Manager

## La Porte Enhancement Grant Application

Please print clearly. Please submit a completed application to:

Scott D. Livingston  
Economic Development Coordinator  
City of La Porte  
604 W. Fairmont Pkwy  
La Porte, TX 77571

### APPLICANT INFORMATION:

APPLICATION DATE: 1/9/2015

DOUG SHOWS  
Applicant Name

EAGLE ENERGY RESOURCES, LLC  
Business Name

153 S BROADWAY, LA PORTE, TX. 77571  
Physical Business Address

Business Owner (if different from applicant)  
1909 MARVIN CIRCLE, SUITE A, SEABROOK, TX 77586  
Mailing Address

281-474-3379 x 302      Dshows@eagleenergy.us  
Contact Phone      Email Address

### TYPE OF WORK (check all that apply):

- Façade Rehabilitation/Enhancement       Awnings/Signage  
 Beautification       Other (describe): \_\_\_\_\_

### DETAILS OF PLANNED IMPROVEMENTS (attach additional pages if necessary):

THE SUBJECT BUILDING IS A CINDER BLOCK BUILDING WITH A STUCCO EXTERIOR THAT WAS BUILT IN THE LATE 1940'S. THE EXTERIOR OF THE BUILDING THAT IS TO BE UPGRADED AND REPAIRED FOR THE GRANT APPLICATION PROCESS IS THE WEST SIDE (FRONT OF BUILDING) AND THE SOUTH SIDE (SIDE OF BUILDING FACING AVENUE A).

- STUCCO: THE EXTERIOR WALLS ARE TO BE CLEANED, REPAIRED OR REPLACED. THE WINDOW TRIM ON THESE WALLS IS A STYROFOAM PRODUCT KNOWN AS EFFIS. THE WINDOW TRIM IS TO BE REMOVED AND

(CONTINUE ON ATTACHED SHEET)

### Continued Details of Planned Improvements:

REPLACED WITH STUCCO TRIM. THE CURRENT STUCCO IS WHITE, BUT THE NEW STUCCO IS TO BE A LIGHT BROWN CALLED OYSTER W-B-270 BEHR PAINT AND THE TRIM IS TO BE BLANKET BROWN 7605-5 BEHR PAINT. A STONE VENEER ACCENT IS TO BE ADDED TO THE BOTTOM 3 FEET. THE STONE PRODUCT IS SOUTHERN CREAM COBBLESTONE #104 CAPPED BY A BULLNOSE SILL TRANSITION AUSTIN #1102A. THE MANUFACTURER IS COLORSTONEMFG.COM.

- DOORS: THERE ARE 4 EXTERIOR DOORS ON THE WEST WALL. THESE DOORS ARE BLANK STEEL DOORS TO BE REPLACED WITH paneled MAHOGHANY DOORS WITH MAHOGHANY JAMBS, HANDICAPPED SILLS AND STAINLESS STEEL HINGES. THIS WILL INCLUDE TRIM AROUND THE DOORS WHICH WILL BE MAHOGHANY AND LOCKSETS FOR ALL DOORS.
- CANOPY: THERE IS A CANOPY RUNNING THE FULL LENGTH OF THE WEST WALL. THE UNDERSIDE OF THE CANOPY IS TO BE COVERED WITH A VINYL SOFFIT MATERIAL TO RESEMBLE WOOD IN A COLOR MATCHING THE EXTERIOR MAHOGHANY DOORS. THE CANOPY RODS WILL BE PAINTED TO MATCH THE EXTERIOR PAINT OYSTER W-B-720 BEHR PAINT NOTED ABOVE.
- EXTERIOR LIGHTING: EXTERIOR LIGHTS WILL BE MOUNTED ON EITHER SIDE OF THE MAIN ENTRANCE DOORS AND ON THE NORTH AND SOUTH CORNERS OF THE WEST WALL AND THE SOUTHEAST CORNER OF THE SOUTH WALL.
- TEXAS STARS PLACED ON STUCCO PER SITE DRAWINGS.

**BUSINESS. BY THE DAY.**

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL AMOUNT
1. REDFIELD CUSTOM BUILDING	\$ 66,176.00
2. RASA CONSTRUCTION CO. INC.	\$ 58,650.00
3. CLS BUILDERS, INC.	\$ 48,257.00
4.	\$
5.	\$

**BUDGET DETAIL**

PROJECT EXPENDITURES	FUNDS REQUESTED	FUNDS APPLIED	TOTAL
Façade Rehab	\$	\$	\$
Awnings/Signage	\$	\$	\$
Beautification	\$	\$	\$
Other (list):	\$	\$	\$
Other (list):	\$	\$	\$
<b>TOTALS</b>	\$	\$	\$

Total estimated cost of proposed project: \$ \_\_\_\_\_

Amount requested (up to 50% of total cost, \$2,500 to \$25,000): \$ \_\_\_\_\_

*Please attach color samples, model numbers (for windows, doors, etc.), photos, scale drawing, and other illustrations of work to be completed. Please include as much detail as possible.*

Your signature on this application certifies that you understand and agree with the following statements:  
 I have met with the EGEC and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project OR I have disclosed all pertinent insurance information.

I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds. If I am awarded a reimbursement grant for façade, awning, signage, beautification, or other approved work, alterations should not be made within five (5) years from construction; otherwise I may be required to reimburse the La Porte Development Corporation immediately for the full amount of the grant.

  
 \_\_\_\_\_  
 APPLICANT SIGNATURE

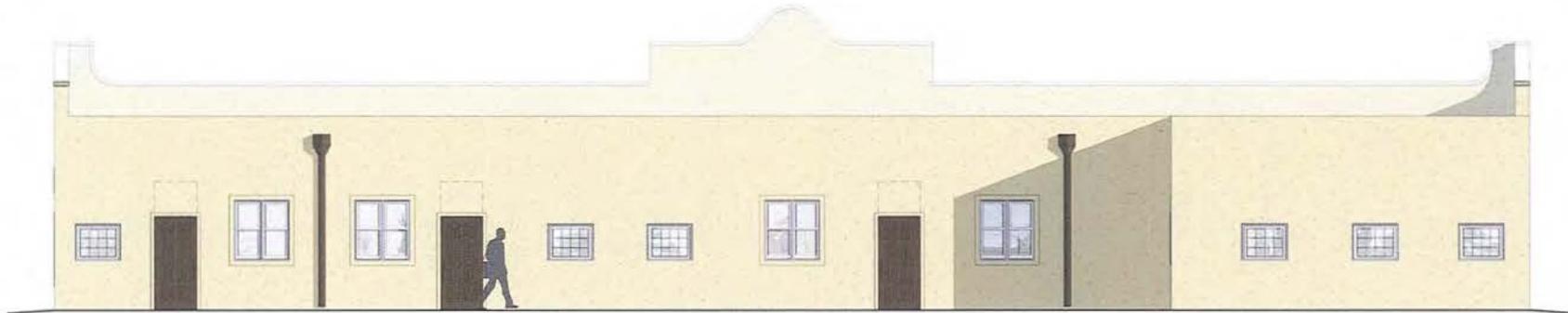
1/8/2015  
 \_\_\_\_\_  
 DATE

# WESTSIDE



1 FRONT ELEVATION

1/8" = 1'-0"



2 REAR ELEVATION

1/8" = 1'-0"

## SHOW STUDIO

3222 Cloverdale Rd  
Montgomery, AL 36106  
334.690.0635  
mshowe@gmail.com



AN OFFICE RENOVATION FOR  
**EAGLE ENERGY**  
INDUSTRIAL  
East A Street | La Porte, TX

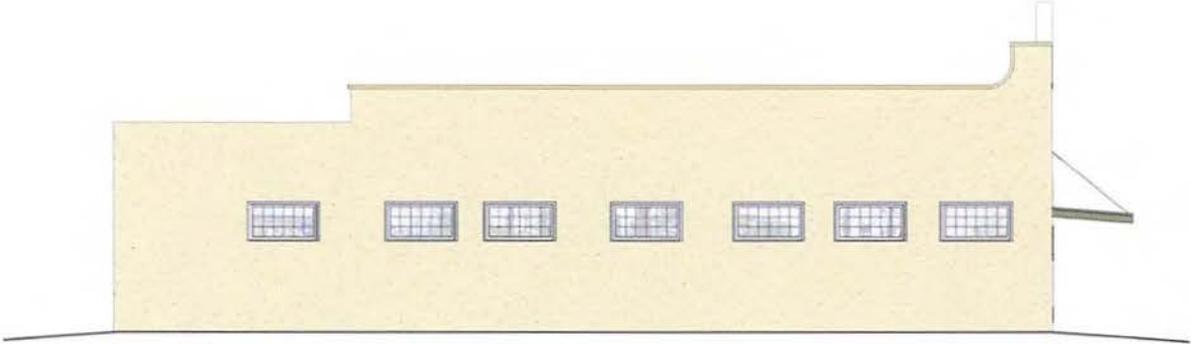
ISSUE DATE:  
11/29/14

PROJECT NAME:  
EXTERIOR  
ELEVATIONS

NO. 1:  
**A501**

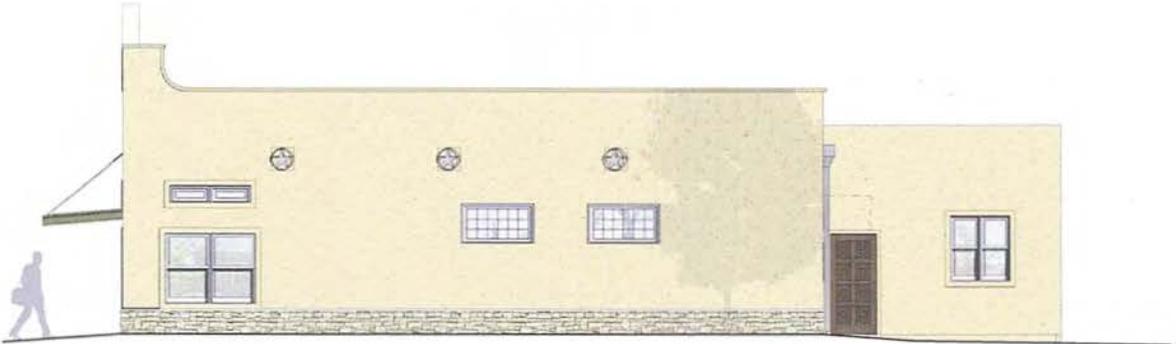
**SHOW  
STUDIO**

3222 Cloverdale Rd  
Montgomery, AL 36106  
334 590 0635  
mshowstudio@gmail.com



**1** SIDE ELEVATION  
1/8" = 1'-0"

**SOUTHSIDE**



**2** SIDE ELEVATION  
1/8" = 1'-0"



AN OFFICE RENOVATION FOR  
**EAGLE ENERGY**  
PROJECT # 14  
East 4 Street | La Porte, TX

DATE PREPARED:  
11/29/14

PROJECT NAME:  
EXTERIOR  
ELEVATIONS

NO. IN  
**A502**

**FOUR EXTERIOR PRE-HUNG MAHOGANY DOORS/JAMBS**

**CUSTOM SAMPLE**



25279885 MODEL #

BUILDERS FIRSTSOURCE FORMERLY SLOAN LUMBER

# EXTERIOR STUCCO COLOR

The screenshot shows a web browser window displaying the BEHR website. The address bar shows the URL <http://www.behr.com/consumer/Colors/DetailsView/Oyster-W-B-720>. The page title is "Oyster W-B-720". The navigation menu includes "Customer Service", "Store Locator", "Search", "Colors", "Inspiration", "Products", "How-To", and "Buy Online". The BEHR logo is prominently displayed. Below the navigation, there are social media icons for Facebook, Twitter, and YouTube. The main content area features a large image of a room with white walls and a fireplace, with a red button that says "Preview Color in a Room". Below the image, there are buttons for "Color Palettes", "Similar Colors", and "Find a Store". The page is viewed at 100% zoom.

# EXTERIOR TRIM

The screenshot shows a web browser window displaying the BEHR website. The address bar shows the URL <http://www.behr.com/content/ColorDetailView/760B-5>. The page title is "Blanket Brown 760B-5". The navigation menu includes "Consumer", "Professional", "Customer Service", "Store Locator", "Search", "Colors", "Inspiration", "Products", "How-To", "Buy Online", and "myBEHR". The main content area features the product name "Blanket Brown 760B-5" and a large image of a living room with the paint color applied to the walls. Below the image are buttons for "Buy Paint", "Save to My BEHR", and "Email". At the bottom, there are sections for "Color Palettes", "Similar Colors", and "Find a Store".

Consumer Professional

Customer Service | Store Locator | Search

BEHR Colors Inspiration Products How-To Buy Online myBEHR

Consumer > Paint & stain colors > BEHR® Paint Colors

## Blanket Brown 760B-5

Buy Paint Save to My BEHR Email

Preview Color in a Room

Color Palettes Similar Colors Find a Store

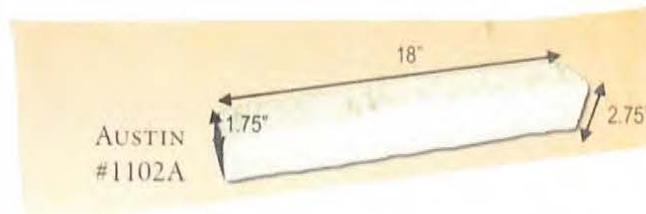
Enter your zip/postal code to find the nearest Home Depot

100%

**STONE VENEER TRIM LOWER 3' WEST & SOUTH WALLS  
SOUTHERN CREAM COBBLESTONE #104**



**ACCENT CAP AUSTIN #1102A**



# Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#) **Huge 5 ft. diameter 3d star Personalized**

[Bargain of the Month](#)

[Custom Texas Barn Stars](#)

[Metal Art Signs](#)

[Ranch Signs and Gates](#)

[Branding Irons](#)

[Metal Art Home Garden](#)

[Customer Feedback](#)

[WaveWalk Kayaks](#)



[View Images](#)

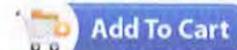
**Price:** \$455.00  
**Availability:** Local pick up only. No free shipping. Custom order

3D Star on a 60" (5ft.) Flat Ring personalized with name. 3d star made with 14 ga steel. The 4" wide flat ring really adds a great accent to the star. The flat outer ring can be personalized on the top and/or bottom with your name, ranch, brand or business. Looks great on gates, fences, barns, or inside the house! These are not the flimsy tin stars made in Mexico or Sheetmetal shop. The seams on the back side are fully welded and there is a rod for hanging. These are handmade in our shop. This star is so large that we have local pickup only. Sorry but there is no free shipping on this item. **Local pickup only.** When you check out of our secure Shopping Cart with PayPal, you will be prompted to leave a message. This is where you should leave the name or custom wording that you would like on this item. Call or email to discuss your custom order.

[View Cart \(0\)](#) | [Checkout](#)

Please type your custom lettering and whether you want it on the top or bottom of the ring.

You have 1000 characters left.



**Most items are made and shipped in about a week!**

**Made in Texas!**

FRONT OF BUILDING

X 1

# Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#)

## Custom 36" Double Ring 3D Star Personalized

[View Cart \(0\)](#) | [Checkout](#)

[Bargain of the Month](#)

Price: **\$275.00**

[Custom Texas Barn Stars](#)



Please type your text here and any special instructions for placement.

[Metal Art Signs](#)

[View Images](#)

[Ranch Signs and Gates](#)

You have 1000 characters left.

[Branding Irons](#)

Custom 3D Texas Star with Double Rings. Personalized with your text. Rustic Finish. Free shipping in US lower 48 states.

[Metal Art Home Garden](#)



[Customer Feedback](#)



[WaveWalk Kayaks](#)

**Most items are made and shipped in about a week!**

**Made in Texas!**

SOUTH SIDE OF BUILDING

X 3

# REDFIELD CUSTOM BUILDING

5007 WEST BAYSHORE DRIVE

BACLIFF, TEXAS 77518

713-898-2763

## PROPOSAL

January 8, 2015

To: Jack Fryday  
Project Manager  
Remodel  
153 South Broadway  
La Porte, Texas

For the Sum of SIXTY SIX THOUSAND ONE HUNDRED SEVENTY SIX DOLLARS AND 00/100, (\$66,176.00) the Undersigned proposes to furnish all labor and material as required to perform all Work in accordance with the following:

### A. CARPENTRY:

1. Remove and replace Facia west and south sides,
2. Furnish and install 4'X8'X5/8" plywood soffit @ canopy to receive vinyl,
3. Install 4 pre-hung (Owner Furnished) door units with hardware,
4. Owner furnished door units cost allowance \$14,000.00 included.

### B. Vinyl:

1. Canopy Soffit West Wall

### C. STUCCO:

1. Remove existing soffit band and window trim (EIFS),
2. Furnish and install new band and window trim,
3. Furnish and install 2.5 Galvanized Lath,
4. Furnish and install 3/4" conventional hard coat stucco (color per bid specs),
5. Furnish and install bid specified stone with cap.

### D. PAINTING:

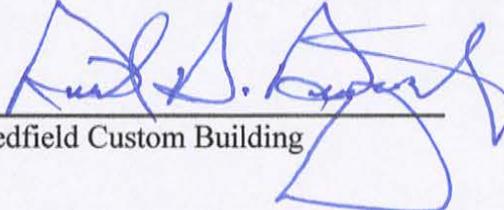
1. Stain/Paint 4 new door units

### E. MISCELLANEOUS:

1. **Permit: Owner furnished**
2. **Insurance:**
  - a. Builder shall carry General Liability and Builders Risk Insurance.

The undersigned Owner has reviewed the attached Estimate of Costs and hereby authorizes the undersigned Contractor to begin Work. **Progress Payments due and payable weekly - balance upon completion of the Work.**

All Work will be performed in a Good and Workmanlike Manner in accordance with Standard Practices for such Work.

  
\_\_\_\_\_  
Redfield Custom Building

January 8, 2015

\_\_\_\_\_  
Accepted: Jack Fryday

\_\_\_\_\_  
Date

## **RASA CONSTRUCTION CO. INC**

**11119 Sageheather Dr.  
Houston, TX. 77089**

Date: January 8, 2015

Subject: 153 S. Broadway La Porte, Tx.

Stucco: The exterior wall are to have the stucco cleaned, repaired, or replaced.  
The window trim is to be removed and replaced with stucco trim.

The new stucco color is to be a light brown.

Also a stone accent is to be added to the bottom up 3 feet.

The stone product is Southern Cream cobblestone #104 capped by a bullnose sill transition

Austin #1102A.

\$ 25,500.00

Doors: There are 4 doors on the west wall. These doors are to be replaced with paneled Mahogany

jambs, handicapped sills and stainless steel hinges. Installation and hardware.

\$28,200.00

Canopy: The underside of the canopy is to be covered with a vinyl soffit material

\$4,950.00

Kind Regards,

**Rodolfo Jiménez**  
General Contractor

**RASA CONSTRUCTION CO INC**

713 875 1689 cell

281 922 1820 fax

[jim1985rasa@yahoo.com](mailto:jim1985rasa@yahoo.com)

# CLS BUILDERS, INC.

515 Pine Rd. Clear Lake Shores Texas 77565

281.330.8343

TO: Eagle Energy Resources, LLC

DATE: December 23, 2014

153 South Broadway

LA Porte, TX 77539

CLS Builders, Inc. would like to thank you for considering us for your upcoming construction needs. The following is a quote for stucco and stone veneer, installation of 4 exterior doors, and the installation of vinyl soffit at the front canopy to the building located at 153 South Broadway in La Porte, TX. No permit fees or windstorm fees are included in this quote. Certificate of insurance is available upon request.

## SCOPE OF WORK:

West and south elevations – Removal of effis trim at all windows and doors and replacing the trim with real stucco. Cover the wall shelf. Repair the bottom area of west wall elevation and install weep screed at west wall. Install 2.5 metal lath on west and south elevations. Apply base coat and acrylic texture to west and south walls. Install stone veneer to lower 3 feet of west and south walls. Stone veneer to be Southern Cream Cobblestone, #104. Accent cap to be Austin, #1102A. Details made of stucco and bid includes stone and labor.

All stucco construction debris to be left at jobsite at a designated area.

Install framing for vinyl soffit at canopy at west wall.

Install vinyl soffit (triple 4" panel) and Hardie fascia at canopy of west wall. Vinyl to run parallel to exterior wall. Paint Hardie fascia to owner's colors specifications.

Supply and install 4 exterior pre-hung mahogany doors/jambs, with stainless butts and handicapped sills. No interior trim is included in this quote. Locksets are by owner.

CLS Builders, Inc. is pleased to provide all material and labor for the above specified construction for a sum of,

West and south walls - \$21,079.00

Pre-hung mahogany doors (total 4), and fascia/vinyl soffit at canopy of west wall - \$27,178.00

# CLS BUILDERS, INC.

515 Pine Rd. Clear Lake Shores Texas 77565

281.330.8343

All work to be completed in a timely workmanlike manner in accordance to standard building practices. All work carries a 1 yr. warranty free from defects beginning at time of completion. Any alteration from the above specified construction resulting in increased costs will be executed upon written/verbal orders and will become an additional charge above this quote.

## TERMS:

50% due at time of scaffold and lath, 35% due at completion of exterior door and soffit installs, with remainder due at time of completion.

I would like to thank you again for the opportunity to enhance your office, and hope you choose CLS Builders, Inc. as your builder.

Thanks,

Rob Scherer

CLS Builders, Inc.

AGREED TO: \_\_\_\_\_

DATE: \_\_\_\_/\_\_\_\_/2014

STAR QUOTE FULL ENHANCEMENT GRANT

STAR QUOTES:	VENDOR	DESCRIPTION	QUANTITY	AMOUNT	SUBTOTAL	TAX RATE	TAX	SHIPPING	TOTAL COST
QUOTE 1	Nailhead Spur Company	55" 3D Star w/ 4" outer ring with lettering	1	\$ 650.00	\$ 650.00	8.25%	\$ 53.63		
	Located in Llano Texas	36" 3D Star w/ 4" outer ring with lettering	3	\$ 425.00	\$ 1,275.00	8.25%	\$ 105.19		
	268 miles away				\$ 1,925.00		\$ 158.81	\$ 789.00	<u>\$ 2,872.81</u>
								local pick up only in Weatherford TX - I added Estimate for having picked up and shipped I do not know weight etc...	
QUOTE 2	Iron Designs and Signs	5' 3D Star personalized	1	\$ 455.00	\$ 455.00	6.75%	\$ 30.71		
	Located in between Weatherford & Millsap TX	Extra charge for rustoleam primer and black paint	1	\$ 50.00	\$ 50.00	6.75%	\$ 3.38		
	*Standard Finish rust patina - did not want black paint!!! Only good for quote purposes	36" Double Ring 3D Star Personalized	3	\$ 275.00	\$ 825.00	6.75%	\$ 55.69		
	319 miles away	Extra charge for rustoleam primer and black paint	3	\$ 50.00	\$ 150.00	6.75%	\$ 10.13		
					\$ 1,480.00		\$ 99.90	\$ 789.00	<u>\$ 2,368.90</u>
								local pick up only in Crawford TX - I added Estimate for having picked up and shipped I do not know weight etc...	
QUOTE 3	Stars Over Texas	5' 3D Texas Star Dark Bronze double ring with verbage	1	\$ 675.00	\$ 675.00				
	Located in Crawford, Texas	36" 3D Texas Star Dark Bronze double ring with verbage	3	\$ 425.00	\$ 1,275.00				
	Recommended picking up no quote for shipping				\$ 1,950.00		\$ 160.88	\$ 789.00	<u>\$ 2,899.88</u>
	235 miles away								



## Livingston, Scott

---

**From:** Teri Goebel <tgoebel@eagleenergy.us>  
**ent:** Monday, January 19, 2015 8:42 AM  
**To:** Livingston, Scott  
**Cc:** cfrohling@eagleenergy.us; Doug Shows; Jack Fryday  
**Subject:** Star Quotes  
**Attachments:** Star Quote Cover sheet.pdf; Star Quote #1.pdf; Star Quote #2.pdf; Star Quote #3.pdf

Scott,  
Please see the attached star quotes as you requested to add to our Enhancement Grant application.

***Teri Goebel***  
***Manager***  
***Eagle Energy Resources, LLC***  
***PH 281-474-3379 x306***  
***FAX 281-474-7118***

# QUOTE #1

**Teri Goebel**

---

**From:** Nailhead Spur Company <nailhead@ctesc.net>  
**Sent:** Wednesday, January 14, 2015 4:57 PM  
**To:** 'Teri Goebel'  
**Subject:** RE: 3D Star Quotes

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I did not include. As was not sure if was applicable.  
If to be tax exempt, we would need a tax exempt form to file.  
Otherwise, would be 8.25% tax calculated at end figure.  
Madelyn

---

**From:** Teri Goebel [<mailto:tgoebel@eagleenergy.us>]  
**Sent:** Wednesday, January 14, 2015 4:03 PM  
**To:** [nailhead@ctesc.net](mailto:nailhead@ctesc.net)  
**Subject:** RE: 3D Star Quotes

Madelyn,  
Was there sales tax to be calculated on this?

*Teri Goebel*  
*Manager*  
*Eagle Energy Development Company*  
*PH 281-474-3379 x306*  
*FAX 281-474-7118*

---

**From:** Nailhead Spur Company [<mailto:nailhead@ctesc.net>]  
**Sent:** Monday, January 12, 2015 4:52 PM  
**To:** [tgoebel@eagleenergy.us](mailto:tgoebel@eagleenergy.us)  
**Subject:** 3D Star Quotes

Teri,  
Please find attached the quotes per your request today.  
If you have any questions, please don't hesitate to call.

Thank you,  
Madelyn

# Nailhead Spur Company, Inc.

701 Ford Street Llano, Texas 78643

Phone 325-247-2589 Fax 325-247-1619

Eagle Energy Resources LLC

3D Star Quote

Stars will be complete with a backer plate, finished Bronze.

Art lettering design if decided on, would be emailed for approval to proceed.

Quote #1 Option

55" 3D Star w/2" outer ring, no lettering \$575.00. ea

**55" 3D Star w/4" outer ring with lettering \$650. ea**

36" 3D Star w/2" outer ring, no lettering \$350.00 ea

**36" 3D Star w/4" outer ring with lettering \$425.00 ea**

Quote #2 Option

36" 3D Star w/2" outer ring, no lettering \$350.00 ea

36" 3D Star w/4" outer ring with lettering \$425.00 ea

26" 3D Star w/2" outer ring, no lettering \$225.00 ea

26" 3D Star w/4" outer ring with lettering \$300.00 ea

Tax not included in above, if applicable.

At this time the current shipping cost is approximately \$789.00 via big truck.

Our policy is 50% deposit to proceed, balance due at completion.

Thank you for the opportunity to quote this for your company.

Madelyn Sauveur

## QUOTE #2

**Teri Goebel**

---

**From:** Jim Taylor <jimtaylor.irondesigns@gmail.com>  
**Sent:** Thursday, January 15, 2015 9:29 AM  
**To:** Teri Goebel  
**Subject:** Re: FW: Texas Star Quotes

The standard finish is the rust patina. We charge \$50 each for rustoleum primer and black paint.

Thanks  
Jim

On Thu, Jan 15, 2015 at 8:32 AM, Teri Goebel <[tgoebel@eagleenergy.us](mailto:tgoebel@eagleenergy.us)> wrote:

Thank you.

Will these stars rust? Important we don't have rust issues on our stucco.

*Teri Goebel*

*Manager*

*Eagle Energy Development Company*

*PH [281-474-3379](tel:281-474-3379) x306*

*FAX [281-474-7118](tel:281-474-7118)*

**From:** Jim Taylor [mailto:[jimtaylor.irondesigns@gmail.com](mailto:jimtaylor.irondesigns@gmail.com)]  
**Sent:** Wednesday, January 14, 2015 7:23 PM

**To:** Teri Goebel  
**Subject:** Re: FW: Texas Star Quotes

Texas sales tax is 6-3/4%.

We can usually fit in most customer's personalized text but it helps to know what it is ahead of time. There is a limit on how many characters we can fit around the small sizes but if you don't know what you want yet, we can deal with that later.

We also charge \$50 extra for painting.

Thanks

Jim

On Wed, Jan 14, 2015 at 4:27 PM, Teri Goebel <[tgoebel@eagleenergy.us](mailto:tgoebel@eagleenergy.us)> wrote:

Is there any tax and is the personalization of wording included in the prices?

*Teri Goebel*

*Manager*

*Eagle Energy Development Company*

*PH [281-474-3379](tel:281-474-3379) x306*

*FAX [281-474-7118](tel:281-474-7118)*

**From:** Jim Taylor [mailto:[jimtaylor.irondesigns@gmail.com](mailto:jimtaylor.irondesigns@gmail.com)]

**Sent:** Wednesday, January 14, 2015 4:27 PM

**To:** Teri Goebel

**Subject:** Re: FW: Texas Star Quotes

Sorry...I've been in the shop all day. Prices for our standard double ring Texas Stars are here:

<http://www.irondesignsandsigns.com/texasstars.html>

Shipping is included in the price of all sizes 36" diameter and smaller. The large stars are available for local pickup here at the shop. Let me know if you have any other questions.

Thanks

Jim

On Wed, Jan 14, 2015 at 3:40 PM, Teri Goebel <[tgoebel@eagleenergy.us](mailto:tgoebel@eagleenergy.us)> wrote:

Jim,

Do you all have a phone number? I need to get a quote today if possible.

# Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

[Photo Album](#) **Huge 5 ft. diameter 3d star Personalized**

[View Cart \(0\)](#) | [Checkout](#)

[Bargain of the Month](#)

[Custom Texas Barn Stars](#)

[Metal Art Signs](#)

[Ranch Signs and Gates](#)

[Branding Irons](#)

[Metal Art Home Garden](#)

[Customer Feedback](#)

[WaveWalk Kayaks](#)



[View Images](#)

**Price:** \$455.00  
**Availability:** Local pick up only. No free shipping. Custom order

Please type your custom lettering and whether you want it on the top or bottom of the ring.

You have 1000 characters left.



3D Star on a 60" (5ft.) Flat Ring personalized with name. 3d star made with 14 ga steel. The 4" wide flat ring really adds a great accent to the star. The flat outer ring can be personalized on the top and/or bottom with your name, ranch, brand or business. Looks great on gates, fences, barns, or inside the house! These are not the flimsy tin stars made in Mexico or Sheetmetal shop. The seams on the back side are fully welded and there is a rod for hanging. These are handmade in our shop. This star is so large that we have local pickup only. Sorry but there is no free shipping on this item. **Local pickup only.** When you check out of our secure Shopping Cart with PayPal, you will be prompted to leave a message. This is where you should leave the name or custom wording that you would like on this item. Call or email to discuss your custom order.

**Most items are made and shipped in about a week!**

**Made in Texas!**

FRONT OF BUILDING

X 1

# Iron Designs and Signs



[Home](#) [Personalized Texas 3D Stars, Rustic Star, Barn Star - Great Gifts!](#) >

**Photo Album** **Custom 36" Double Ring 3D Star Personalized**

[View Cart \(0\)](#) | [Checkout](#)

**Bargain of the Month**

**Price: \$275.00**

**Custom Texas Barn Stars**



[View Images](#)

Please type your text here and any special instructions for placement.

**Metal Art Signs**

**Ranch Signs and Gates**

You have **1000** characters left.

**Branding Irons**

**Metal Art Home Garden**

Custom 3D Texas Star with Double Rings. Personalized with your text. Rustic Finish. Free shipping in US lower 48 states.



**Customer Feedback**



**WaveWalk Kayaks**

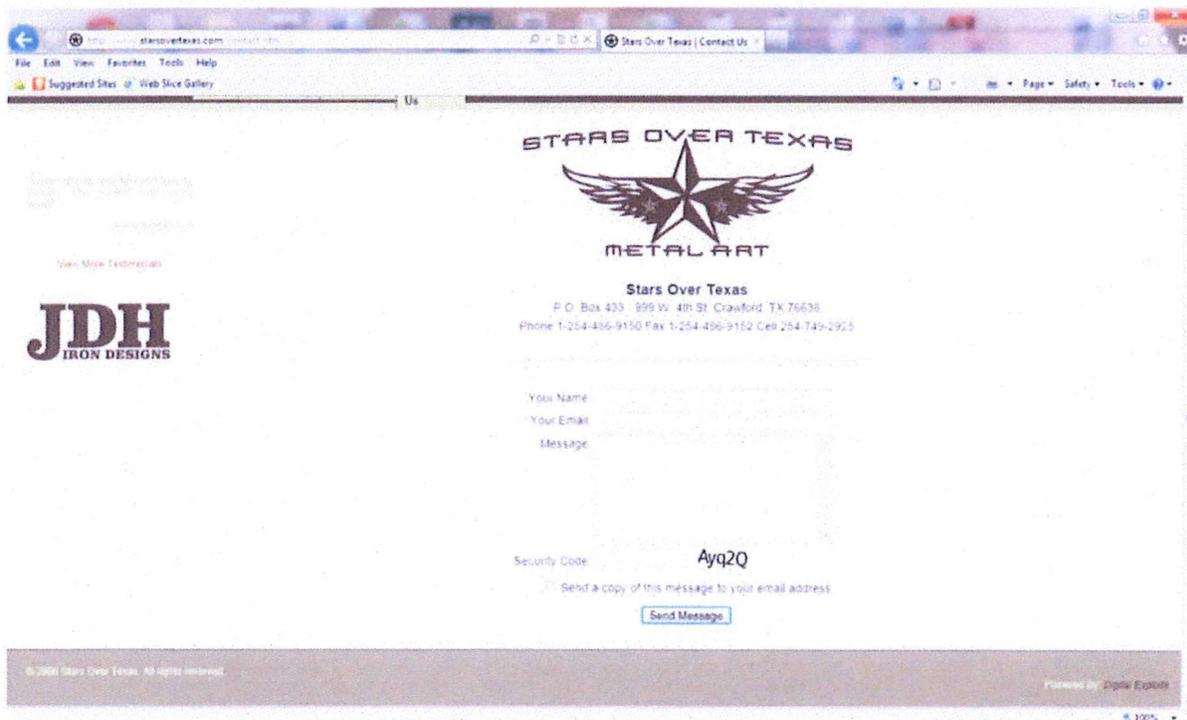
**Most items are made and shipped in about a week!**

**Made in Texas!**

SOUTH SIDE OF BUILDING

X 3

# QUOTE #3



## Teri Goebel

---

**From:** Jimmy Don <jimmydon@starsovertexas.com>  
**Sent:** Wednesday, January 14, 2015 3:03 PM  
**To:** Teri Goebel  
**Subject:** Re: Texas Stars Quote

Qty 1 - 5' in diameter 3 D Texas star dark bronze in color with a double ring – personalized unsure of verbage yet. \$675.00

Qty 3 – 36" in diameter 3 D Texas stars dark bronze in color with double ring – personalize unsure of verbage yet. \$425.00 each

**\$1950.00**

**\$160.88 tax**

**Total \$2110.88**

Jimmy Don Holmes

\*Stars Over Texas\*

JDH~Iron Designs

[999 W. 4th St.](#)

[Crawford, Texas 76638](#)

[www.starsovertexas.com](http://www.starsovertexas.com)

[jimmydon@starsovertexas.com](mailto:jimmydon@starsovertexas.com)

Call or Text

[254 749 2925](tel:2547492925)

Sent from my iPad

On Jan 12, 2015, at 12:34 PM, Teri Goebel <[tgoebel@eagleenergy.us](mailto:tgoebel@eagleenergy.us)> wrote:

Qty 1 - 5' in diameter 3 D Texas star dark bronze in color with a double ring – personalized unsure of verbage yet

Qty 3 – 36" in diameter 3 D Texas stars dark bronze in color with double ring – personalize unsure of verbage yet

*I need to get this quote with tax and shipping. We are located in Seabrook TX zip 77586 and this is an office.*

La Porte Enhancement Grant Program  
Application Evaluation Summary

Application Date: 1/9/2015 Initial Review Date: 1/12/2015  
 Business Name: **Eagle Energy Resources, LLC**  
 Contact Name: Doug Shows  
 Business Address: 1909 Marvin Circle, Suite A; Seabrook, Texas 77586  
 Phone: 281-474-3379 x 302 E-Mail: [DougS@eagleenergy.us](mailto:DougS@eagleenergy.us)  
 Recommendation: Grant to be awarded in an amount not to exceed **\$25,000**, based on receipts and completion of work as indicated.

Following is a summary of the evaluations of the La Porte Enhancement Grant Evaluating Committee (EGEC). If you have any questions about the items listed below, please call the Economic Development Office at **(281) 470-5016**.

Criteria	Total Score	# of Evaluators	Average
Project Demonstrates a significant improvement over the existing situation.	20	4	5
Project will add to the beautification of Main Street.	20	4	5
Project will enhance Main Street's appeal to new businesses and visitors.	19	4	4.75
Project will complement the surrounding buildings.	17	4	4.25
Project adds value to the City of La Porte.	19	4	4.75
<b>Total Average Score (out of 25)</b>			<b>4.75</b>

**Evaluating Committee Members:**

Name	Title
Tim Tietjens	Director of Planning
Scott D. Livingston	Economic Development Coordinator
Monica Rogers	Owner, Bay Port Animal Clinic
Cris Santiago	Resident, employee of La Car Porte



## LA PORTE ENHANCEMENT GRANT PROGRAM

The La Porte Enhancement Grant Program, which is sponsored by the La Porte Development Corporation, offers matching grants to businesses which are located in the La Porte Enhancement Grant District. A map of the La Porte Enhancement Grant District is provided in the full explanation of the program.

Eligible improvements of the EGP include facade renovation, beautification projects, and new awnings, canopies, porches, and signage. A single owner of multiple properties may apply for grant funds for each property owned, but each matching grant must be for more than \$2,500 and less than \$25,000 per property. Each program application will be evaluated on a case-by-case basis.

Interested business owners are welcome to complete the enclosed application form. Please deliver applications to the following address:

**Scott D. Livingston**  
Economic Development Coordinator  
City of La Porte  
604 W. Fairmont Parkway  
La Porte, TX 77571

Please contact Scott D. Livingston at [livingstons@laportetx.gov](mailto:livingstons@laportetx.gov) or 281/470-5016, if you have any questions about the La Porte Enhancement Grant Program.

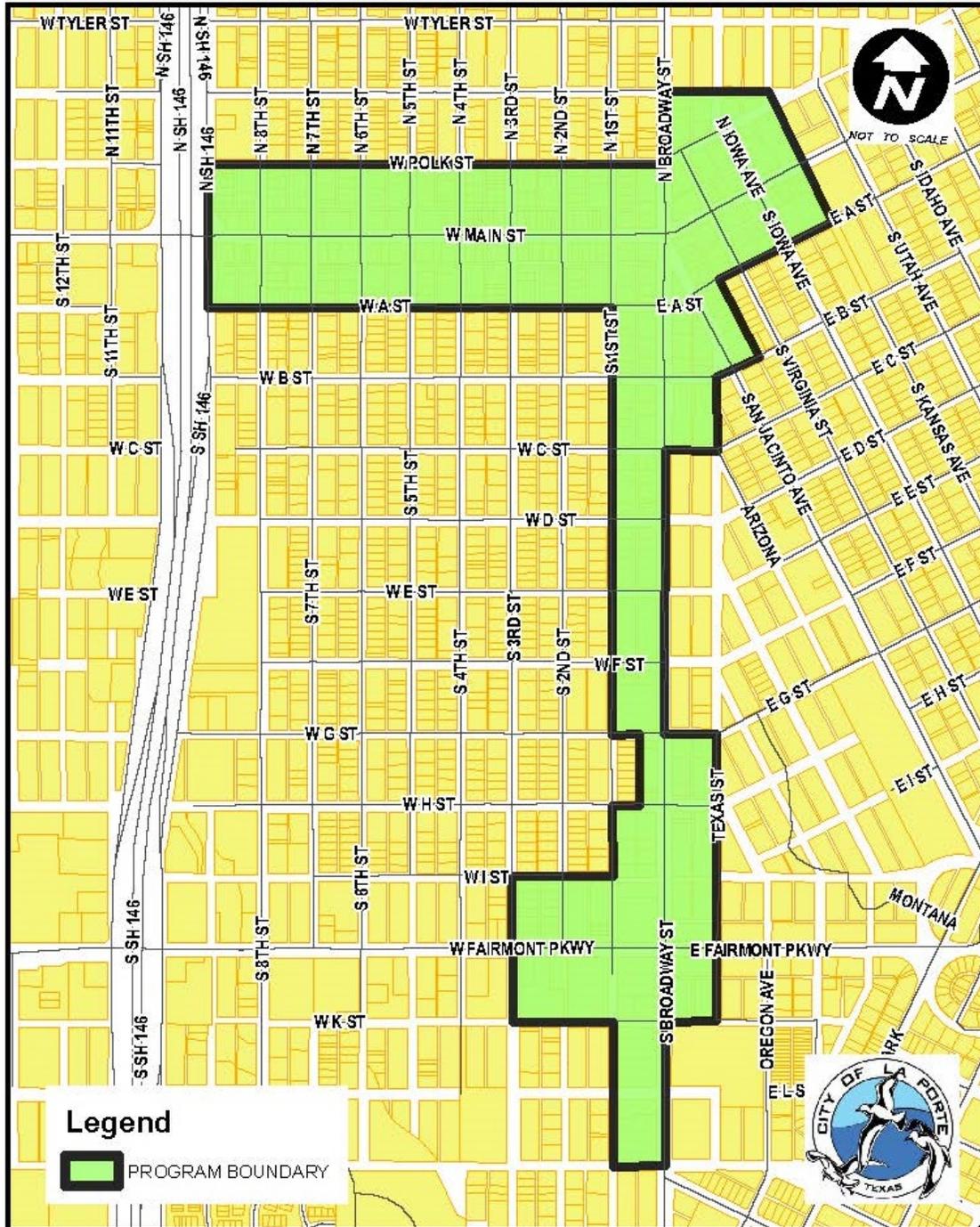
Sincerely,

A handwritten signature in blue ink that reads "Scott D. Livingston".

Scott D. Livingston  
Economic Development Coordinator  
City of La Porte

## La Porte Enhancement Grant Program

The La Porte Enhancement Grant Program provides matching funds to enhance and/or beautify businesses in the La Porte Enhancement Grant District which is outlined with a **bold black line** below.



## ELIGIBLE PROJECTS

Business owners may be eligible for a reimbursement grant of funds used to enhance and/or beautify their businesses. The following types of projects are eligible for reimbursement grants:

- **Façade Rehabilitation/Enhancement**  
This includes work done on existing structures, such as removing non-historic/added facades, re-pointing brick or replacing mortar joints, replacing or restoring cornices, removing paint from brick, replacing windows, restoring transom windows, repairing facades, etc.
- **New Awnings, Canopies, Porches and Signage**  
This includes replacing, adding, or repairing awnings, canopies, porches and signs. Signs may include signboards, projecting signs, pedestrian signage, window signs, hanging signs, and awning/canopy signs.
- **Beautification Projects**  
This may include public art, landscaping, and other beautification projects as approved by the Enhancement Grant Evaluation Committee (EGEC).

## PROGRAM GUIDELINES

1. Grant funds are available only for exterior work on commercial property and building facades that are visible from public streets in the La Porte Enhancement Grant District.
2. In general, grants offered to businesses are intended to support project to renovate or convert existing structures to their original historic condition.
3. Grants will be processed and considered for award on a first-come, first-served basis until funds are depleted or until the program ends, whichever comes first.
4. Grants will **not** be awarded for work that has already been started or completed, or for work that is covered by insurance. If desired work is above and beyond what insurance will pay, and is, therefore, considered an upgrade and enhancement in the opinion of the EGEC, it may be eligible for grant funds.
5. Grants will **not** be awarded to any Applicant that owes any delinquent indebtedness\* to the City of La Porte or the La Porte Development Corporation (LPDC).

*\*\*“Delinquent Indebtedness” shall mean any indebtedness due and owing to the City of La Porte or the La Porte Development Corporation, including but not limited to, ad valorem taxes on real and personal property, which property is in fact owned by and is legally subject to taxation, whether or not the same may have been properly rendered to the tax assessor-collector by any person. Such term shall also include, but not be limited to, charges for penalties, interest and costs on any such ad valorem taxes; charges for water, sewer, garbage and other services rendered or goods furnished by the City of La Porte or the La Porte Development Corporation to any person; and any other manner of indebtedness to the City of La Porte or the La Porte Development Corporation, now existing or which may hereafter be created by any person. No such indebtedness shall be considered “delinquent” until the time for its current payment under the various ordinances of the City of La Porte, or state statutes, or contractual agreement, shall have expired, without payment having been made.*

6. Each grant will be awarded on a reimbursement basis once completed work has been verified by the EGEC to be compliant with the plans proposed in the approved application. Any deviation from the approved project may result in the total or partial withdrawal of the grant.
7. Each enhancement grant application will be subject to review by the EGEC, and approval from the LPDC. The review criteria include the following:
  - The project demonstrates a significant improvement over the existing situation,
  - The project will add to the beautification of Main Street and/or Broadway,
  - The project will enhance Main Street and/or Broadway's appeal to new businesses and visitors,
  - The project will complement the surrounding buildings, and
  - The project will add value to the City of La Porte.
8. Grant applications and awards may be made in any of the reimbursable activities described above and may be combined for any single property or project.
9. An applicant is defined as an owner, tenant, or combination thereof, who occupies space in an eligible property within the La Porte Enhancement Grant District. A single owner of multiple properties may apply for grant funds for each property owned, but the matching grant must be for more than \$2,500 and less than \$25,000 per property in a three (3) year period.

## **APPLICATION PROCESS**

1. Determine eligibility: Discuss project plans with the Economic Development Coordinator, and the Coordinator will set up a pre-development meeting with the EGEC.
2. Complete the application and sign the agreement form. Each grant application must include the following:
  - a. A **scale drawing** by the project architect or design professional of all the work to be completed.
  - b. **Samples** -- i.e. paint samples, fabric swatches, sign material, etc. -- that will enable the EGEC to envision the finished project.
  - c. **Three (3) itemized work estimates** on all project work from contractors or project architects. Self-contracted work will be reimbursed for actual legitimate expenses, excluding labor.

- d. **Photographs** of the building's exterior. The Applicant shall be required to provide before and after photographs of the building before the reimbursement grant can be awarded. For the initial application, "before" photographs will suffice, but "after" photographs of the completed project must be submitted before the grant may be considered for reimbursement.
3. Return the completed application form, with all applicable items, to:

**Scott D. Livingston**  
Economic Development Coordinator  
City of La Porte  
604 W. Fairmont Parkway  
La Porte, TX 77571

4. The application will undergo an approval process, which includes but is not limited to the following:
  - a. Each project must meet current building standards and codes, as well as building permit requirements.
  - b. The EGEC will only consider applications that have been properly and fully completed, and which contain all information requested in the application and/or by the committee.
  - c. All itemized work estimates submitted by the Applicant must be dated no earlier than ninety (90) days prior to the Application request. Bids shall be submitted on the contractor's or project architect's letterhead and shall contain the contractor's name, address, and telephone number and shall itemize the bid in a manner that allows the EGEC to determine the bid components and authenticity of the bid.
  - d. Applications receiving approval by the EGEC shall commence construction described in the application within ninety (90) days from the date that the enhancement grant is approved. Each Applicant must complete the construction described in the Application within one (1) year from the date that the grant is approved. If the Applicant cannot meet this timeline, then the Applicant may submit a written request for an extension of the commencement date or completion date provided the extension request is made prior to the ninety (90) day or one (1) year time limit. The EGEC shall not be obligated to grant an extension, but it may do so for good cause determined solely by the members of the Committee. The extensions, if granted, shall be for the term and for the conditions determined exclusively by the EGEC. Denial of an extension request may not be appealed.
  - e. As a condition of this grant Application, the Applicant consents, and shall allow, the EGEC to request city inspections to determine that the grant, if awarded, will not be used for construction on any building that is not in compliance with the City Municipal

Codes and Ordinances that are applicable to the construction contemplated in the application.

- f. The EGEC and LPDC shall have sole discretion in awarding grants. They shall award grants considering the amount requested, grant funds available, the guidelines of the grant program, condition of the building in which the grant funds will be used, economic impact, other grant requests, the type and nature of the construction, and the proposed construction results considering the grant program.
  - g. No Applicant has a proprietary right to receive grant funds. The EGEC shall consider any application within its discretionary authority to determine what grant amount would be in the best interest of the grant program.
  - h. The Applicant shall be required to furnish “before” photographs of the building’s exterior, and any other site locations that are included as part of the application request. The applicant shall also provide “after” photographs once the construction has been completed, as a condition of final grant disbursement.
  - i. The EGEC has the final discretion with regard to funding and reserves the right to recommend modifications or reject any project or elements of any project.
5. Reimbursement. When the entire enhancement grant project has been completed, the Applicant shall present the Economic Development Office with the following:
    - a. Copies of all paid invoices, including copies of cancelled checks and/or credit card receipts for a single payment reimbursement of the approved funding, and
    - b. Photographs of all completed work.
  6. When the project has been reviewed and signed off by the EGEC and their recommendations have been presented and approved by the LPDC, a reimbursement check will be issued.

## La Porte Enhancement Grant Application

*Please print clearly. Please submit a completed application to:*

**Scott D. Livingston**  
**Economic Development Coordinator**  
**City of La Porte**  
**604 W. Fairmont Pkwy**  
**La Porte, TX 77571**

### APPLICANT INFORMATION:

APPLICATION DATE: \_\_\_\_\_

\_\_\_\_\_  
Applicant Name

\_\_\_\_\_  
Business Name

\_\_\_\_\_  
Physical Business Address

\_\_\_\_\_  
Business Owner (if different from applicant)

\_\_\_\_\_  
Mailing Address

\_\_\_\_\_  
Contact Phone

\_\_\_\_\_  
Email Address

### TYPE OF WORK (*check all that apply*):

- Façade Rehabilitation/Enhancement       Awnings/Signage  
 Beautification       Other (*describe*): \_\_\_\_\_

### DETAILS OF PLANNED IMPROVEMENTS (*attach additional pages if necessary*):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please list the name of each Contractor and/or Project Architect and the Total Amount of each bid. Please, also, attach the original proposals and work estimates:

CONTRACTOR/PROJECT ARCHITECT	TOTAL AMOUNT
1. _____	\$ _____
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____

**BUDGET DETAIL**

PROJECT EXPENDITURES	FUNDS REQUESTED	FUNDS APPLIED	TOTAL
Façade Rehab	\$ _____	\$ _____	\$ _____
Awnings/Signage	\$ _____	\$ _____	\$ _____
Beautification	\$ _____	\$ _____	\$ _____
Other (list):	\$ _____	\$ _____	\$ _____
Other (list):	\$ _____	\$ _____	\$ _____
<b>TOTALS</b>	\$ _____	\$ _____	\$ _____

Total estimated cost of proposed project: \$ \_\_\_\_\_

Amount requested (up to 50% of total cost, \$2,500 to \$25,000): \$ \_\_\_\_\_

*Please attach color samples, model numbers (for windows, doors, etc.), photos, scale drawing, and other illustrations of work to be completed. Please include as much detail as possible.*

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*Your signature on this application certifies that you understand and agree with the following statements:*  
 I have met with the EGE and I fully understand the Enhancement Grant procedures and details established. I intend to use these grant funds for the renovation projects, as spelled out in the application. I have not received, nor will I receive insurance monies for this revitalization project OR I have disclosed all pertinent insurance information.

I understand that if I am awarded an Enhancement Grant, any deviation from the approved project may result in the partial or total withdrawal of the grant funds. If I am awarded a reimbursement grant for façade, awning, signage, beautification, or other approved work, alterations should not be made within five (5) years from construction; otherwise I may be required to reimburse the La Porte Development Corporation immediately for the full amount of the grant.

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APPLICANT SIGNATURE \_\_\_\_\_

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DATE \_\_\_\_\_

## REQUEST FOR LA PORTE DEVELOPMENT CORPORATION AGENDA ITEM

Agenda Date Requested: <u>February 9, 2015</u> Requested By: <u>S. Livingston</u> Department: <u>Economic Development/Tourism</u> Report: <input checked="" type="radio"/> Resolution: <input type="radio"/> Ordinance: <input type="radio"/>	<table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Appropriation</u></th> </tr> </thead> <tbody> <tr> <td style="border-bottom: 1px solid black;">Source of Funds:</td> <td style="border-bottom: 1px solid black;"><u>N/A</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Account Number:</td> <td style="border-bottom: 1px solid black;"><u>N/A</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Amount Budgeted:</td> <td style="border-bottom: 1px solid black;"><u>N/A</u></td> </tr> <tr> <td style="border-bottom: 1px solid black;">Amount Requested:</td> <td style="border-bottom: 1px solid black;"><u>N/A</u></td> </tr> <tr> <td>Budgeted Item:</td> <td><input type="radio"/> YES <input checked="" type="radio"/> NO</td> </tr> </tbody> </table>		<u>Appropriation</u>	Source of Funds:	<u>N/A</u>	Account Number:	<u>N/A</u>	Amount Budgeted:	<u>N/A</u>	Amount Requested:	<u>N/A</u>	Budgeted Item:	<input type="radio"/> YES <input checked="" type="radio"/> NO
	<u>Appropriation</u>												
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Account Number:	<u>N/A</u>												
Amount Budgeted:	<u>N/A</u>												
Amount Requested:	<u>N/A</u>												
Budgeted Item:	<input type="radio"/> YES <input checked="" type="radio"/> NO												

**Exhibits:**

- 1. Current By-Laws of the La Porte Development Corporation**
- 2. Requested Revisions to Section 5.04 of the La Porte Development Corporation By-Laws**

### SUMMARY & RECOMMENDATIONS

Staff requests the 4B Board’s approval to petition the La Porte City Council to revise **Section 5.04**. The primary purpose of the request is for the City Council to grant the 4B Board authority to approve individual enhancement grant requests for an amount **equal to or less than \$25,000** without additional City Council approval. Such authority will simplify and accelerate the approval process for applicants to the La Porte Enhancement Grant Program. All other revisions to Section 5.04 are being recommended only to “clean up” the language in the Section.

The **current** language of Section 5.04 is provided here:

“The Board of Directors shall obtain prior City Council approval of all real estate acquisitions, real estate leases for over one year and or any long-term leases; contracts, expenditures, or debts over \$15,000.00; and bond issues or other debt extending beyond one year. The Board of Directors shall have the authority to enter into all other budgeted transactions without prior City Council approval. Amendments to the budget must be approved by the City Council.”

The suggested, revised language for **Section 5.4** is highlighted in **yellow** and underlined below:

“The Board of Directors shall obtain prior City Council approval of all real estate acquisitions, real estate leases for over exceeding one year and/or any long-term other leases for over exceeding one year; and all bond issues or other debt extending beyond one year; and, contracts, expenditures, or debts over \$15,000.00. The Board of Directors shall have the authority to enter into all other budgeted transactions without prior or additional City Council approval. Notwithstanding the foregoing, the Board of Directors shall have the authority to approve all budgeted Enhancement Grant expenditures Requests for an amount equal to or less than \$25,000, without additional approval of City Council. Amendments to the Corporation’s budget must be approved by the City Council.”

Enclosed in this agenda item is a separate color copy of the suggested, revised language for Section 5.04.

Any and/or all changes to the LPDC’s by-laws must also be approved by the La Porte City Council.

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**Action Required by the La Porte Development Corporation:**

Consider approval or other action to revise Section 5.04 of the LPDC's By-Laws, per the suggested revisions contained in this agenda item, and recommend that these changes also be presented to the La Porte City Council for approval.

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**Approved for the La Porte Development Corporation Agenda**

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**Corby D. Alexander, City Manager**

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**Date**

**BYLAWS  
OF THE  
CITY OF LA PORTE  
DEVELOPMENT CORPORATION**

These bylaws govern the affairs of the CITY OF LA PORTE DEVELOPMENT CORPORATION (the "Corporation") a nonprofit corporation organized under Article 5190.6, Section 4B, Vernon's Annotated Texas Civil Statutes, as amended (the 'Act').

**ARTICLE I**

**PURPOSES**

**General Purposes**

1.01. The Corporation acts on behalf of the City of La Porte, Texas in furtherance of the public purposes of the Act and may engage in any project authorized under Section 2(10) or Section 4B of the Act.

**Powers**

1.02. The Corporation has all the powers both express and implied, granted to corporations governed by Section 4B of the Act and by the Texas Non-profit Corporation Act.

**ARTICLE II**

**OFFICES**

**Principal Office**

2.01. The principal office of the Corporation in the State of Texas is located at 604 West Fairmont Parkway in La Porte; Harris County; Texas. The Corporation may provide for additional offices or change the location of any office.

**Registered Office and Agent**

2.02. The Corporation shall comply with the requirements of the Act and maintain a registered office and registered agent in Texas. The registered office may, but need not, be identical with the Corporation's principal office in Texas. The Corporation may change the registered office and the registered agent as provided in the Act.

## ARTICLE III

### BOARD OF DIRECTORS

#### Management of the Corporation

3.01. The affairs of the Corporation shall be managed by the Board of Directors.

#### Number, Qualifications and Tenure of Directors

3.02. The Board of Directors shall consist of seven members appointed by the City Council of the City of La Porte, Texas, for staggered two year terms of office. Not less than three (3) directors shall be persons who are not employees, officers or members of the governing body of the City of La Porte, Texas. Each director must reside within the City of La Porte, Texas.

The Board of Directors shall appoint a President and Vice-President by October 1 of each year. The President shall be the presiding officer for meetings and the Vice-President shall act in the President's absence.

#### Vacancies

3.03. A vacancy occurring upon the Board of Directors shall be filled for the unexpired term by appointment by the City Council of the City of La Porte, Texas.

#### Annual Meeting

3.04. The annual meeting of the Board of Directors shall be held during the month of March of each year. The Board of Directors shall designate the time and location of the annual meeting.

#### Regular Meetings

3.05. The Board of Directors may provide for regular meetings by resolution stating the time and place of such meetings. The meeting shall be held within the City of La Porte, Texas, at a location designated by the Board of Directors.

#### Special Meetings

3.06. Special meetings of the Board of Directors may be held at the request of the President or any three Directors. A person or persons calling the meeting shall fix the time and location of the meeting.

The person or persons calling a special meeting shall notify the secretary of the Corporation of the information required to be included in the notice of the meeting. In addition to the posting of a meeting notice in accordance with these bylaws, a copy of each such meeting notice shall be delivered to each director not less than seventy-two hours before the time of the meeting. A meeting notice shall be deemed delivered to any director when deposited in the United States mail addressed to the director at his or her address as it appears on the records of the Corporation. Such additional notice may be waived in writing by a director at any time either before or after the time of the meeting and such additional notice shall be deemed waived by

attendance.

### **Notice of Meetings**

3.07. The Corporation shall be considered a "governmental body" within the meaning of Texas Government Code, Sec. 551.001, and notice of each meeting shall be given in accordance with the provisions of Texas Government Code, Chapter 551 (The Texas Open Meetings Act).

### **Quorum**

3.08. Four (4) Directors shall constitute a quorum for the transaction of business at any meeting of the Board of Directors. The presence of a director may not be established by proxy. No business shall be conducted, nor shall any action be taken by the Board of Directors in the absence of a quorum.

### **Duties of Directors**

3.09. Directors shall exercise ordinary business judgment in managing the affairs of the Corporation. In acting in their official capacity as directors of the Corporation, directors shall act in good faith and take actions they reasonably believe to be in the best interests of the Corporation and which are not unlawful and shall refrain from actions not in the best interest of the Corporation or which would be unlawful. A director shall not be liable if, in the exercise of ordinary care, the director acts in good faith relying on written financial and legal statements provided by an accountant or attorney retained by the Corporation.

### **Duties of President**

3.10. The president shall be the chief executive officer of the Corporation. The president shall supervise and control all of the business and affairs of the Corporation. When the execution of any contract or instrument shall have been authorized by the Board of Directors, the president shall execute same except where such power is expressly delegated to another officer of the Corporation. The president shall perform other duties prescribed by the Board of Directors and all duties incident to the office of president.

### **Actions of Board of Directors**

3.11. The Board of Directors shall try to act by consensus. However, the vote of a majority of directors present at a meeting at which a quorum is present shall be sufficient to constitute the act of the Board of Directors.

### **Proxy Voting Prohibited**

3.12. A director may not vote by proxy.

### **Removal of Directors**

3.13. The Board of Directors and each member thereof serves at the pleasure of the City Council of the City of La Porte, Texas, which may remove any director at any time, either with or without cause.

### **Committees**

3.14. The Board of Directors may by resolution establish one or more special or standing committees. Such committees shall have the powers, duties and responsibilities established by the Board. The committees shall keep regular minutes of their meetings and report the same to the Board of Directors when required.

### **Compensation of Directors**

3.15. The directors shall not receive any salary or compensation for their services. Directors may be reimbursed for their actual expenses incurred in the performance of their duties. Travel expenses shall be reimbursed under the City's travel policy.

### **Attendance**

3.16. Regular attendance at the Board meetings is required of all directors. Members who miss more than twenty-five (25%) of called meetings, except for medical reasons, shall be subject to removal by City Council.

### **Ex-Officio Members**

3.17. The City Council may appoint Ex-Officio members to the Board of Directors as it deems appropriate. These representatives shall have the right to take part in any discussion of open meetings, but shall not have the power to vote in the meetings. Ex-Officio members shall serve a term of one calendar year.

## **ARTICLE IV**

### **OFFICERS**

#### **Officer Positions**

4.01. The officers of the Corporation shall be a secretary who shall be the City Secretary (or their designee) of the City of La Porte, Texas and a treasurer who shall be the Finance Director (or their designee) of the City of La Porte, Texas.

## **Terms of Officers**

4.02. The officers of the Corporation shall serve as long as they are employed by the City of La Porte, Texas.

## **Removal of Officers**

4.03. Any officer may be removed by the City Council of the City of La Porte, Texas at any time, with or without good cause.

## **Vacancies**

4.04. A vacancy in any office may be filled by the City Council of the City of La Porte, Texas for the unexpired portion of the officer's term.

## **Secretary**

4.05. The Secretary shall:

- ◆ Give all notices as provided in the bylaws or as required by law.
- ◆ Take minutes of the meetings of the Board of Directors and keep the minutes as part of the corporate records.
- ◆ Maintain custody of the corporate records, authenticate corporate documents and affix the seal of the Corporation as required.
- ◆ Keep a register of the mailing address of each director and officer of the Corporation.
- ◆ Perform duties as assigned by the president or Board of Directors.
- ◆ Perform all duties incident to the office of secretary.

## **Treasurer**

4.06. The treasurer shall:

- ◆ Have charge and custody of and be responsible for all funds and securities of the Corporation.
- ◆ Receive and give receipts for moneys due and payable to the Corporation from any source.
- ◆ Deposit all moneys in the name of the Corporation in banks, trust companies, or other depositories as provided by these bylaws.
- ◆ Write checks and disburse funds to discharge obligations of the Corporation.
- ◆ Maintain the financial books and records of the Corporation.
- ◆ Prepare financial reports at least annually.
- ◆ Perform other duties as assigned by the Board of Directors.
- ◆ Prepare an annual budget.
- ◆ Perform all duties incident to the office of treasurer.

◆ **Compensation of Officers**

4.07. The officers shall not receive any salary or compensation for their services. Officers may be reimbursed for their actual expenses incurred in the performance of their duties. Travel expenses shall be reimbursed under the City's travel policy.

**ARTICLE V**

**TRANSACTIONS OF THE CORPORATION**

**Contracts**

5.01. The Board of Directors may authorize any officer or agent of the Corporation to enter into a contract or execute and deliver any instrument in the name of or on behalf of the Corporation. This authority may be limited to a specific contract or instrument or it may extend to any number and type of possible contracts and instruments.

**Depository Bank**

5.02. All funds of the Corporation shall be deposited with the City's depository bank.

**Potential Conflicts of Interest**

5.03. The members of the Board of Directors are local public officials within the meaning of Texas Local Government Code Chapter 171. If a director has a substantial interest in a business entity or real property which is the subject of deliberation by the Board of Directors, the director shall file an affidavit with the secretary of the Corporation stating the nature and extent of the interest. Such affidavit shall be filed prior to any vote or decision upon the matter by the Board of Directors, and the interested director shall abstain from any vote or decision upon the matter.

**Council Approval**

5.04. The Board of Directors shall obtain prior City Council approval of all real estate acquisitions, real estate leases for over one year and or any long-term leases; contracts, expenditures, or debts over \$15,000.00; and bond issues or other debt extending beyond one year. The Board of Directors shall have the authority to enter into all other budgeted transactions without prior City Council approval. Amendments to the budget must be approved by the City Council.

## ARTICLE VI

### BOOKS AND RECORDS

#### Required Books and Records;

6.01. The Corporation shall maintain:

- ◆ Correct and complete books and records of account.
- ◆ The Corporation's books and records shall include a file endorsed copy of all documents filed with the Texas Secretary of State relating to the Corporation, including, but not limited to, the Articles of Incorporation, any articles of amendment, restated articles, articles of merger, articles of consolidation, and statement of change of registered office or agent.
- ◆ A copy of the bylaws and any amended versions or amendments to the bylaws.
- ◆ Minutes of the proceedings of the Board of Directors.
- ◆ A list of names and addresses of the directors and officers of the Corporation.
- ◆ A financial statement showing the assets, liabilities, and net worth of the Corporation at the end of the three most recent fiscal years.
- ◆ A financial statement showing the income and expenses of the Corporation for the three most recent fiscal years.
- ◆ All rulings, letters, and other documents relating to the Corporation's federal, state and local tax status.
- ◆ The Corporation's federal, state and local information or income tax returns for each of the Corporation's three most recent tax years.
- ◆ Annual budget which is approved by City Council.

#### Records Open to Public

6.02. The Corporation shall be considered a "governmental body" within the meaning of the Texas Government Code, Sec. 552.003 and all records of the Corporation shall be made available to the public for inspection or reproduction in accordance with the requirements of the Texas Government Code, Chapter 552 (The Texas open Records Act).

#### Audits

6.03. The Corporation's books are required to be audited by the City's independent auditor on an annual basis. Cost of the audit will be paid by the Corporation.

## ARTICLE VII

### PERSONNEL

7.01. Any full-time or part-time personnel positions that the Corporation may establish will be subject to the personnel policies of the City. The City Manager has full authority in personnel matters.

## **ARTICLE VIII**

### **AMENDMENTS TO BYLAWS**

8.01. The bylaws may be altered, amended, or repealed by the affirmative vote of four or more members of the Board of Directors with the consent of the City Council of the City of La Porte, Texas or shall be altered, amended or repealed at the direction of the City Council of the City of La Porte.

## **ARTICLE IX**

### **MISCELLANEOUS PROVISIONS**

#### **Legal Authorities Governing Construction of Bylaws**

9.01. The bylaws shall be construed in accordance with the laws of the State of Texas. All references in the bylaws to statutes, regulations, or other sources of legal authority shall refer to the authorities cited, or their successors, as they may be amended from time to time. It is expressly provided that the provisions of the Development Corporation Act of 1979 applicable to corporations governed under Section 4B of that Act are incorporated within these bylaws by reference. In the event of any conflict between the applicable provisions of such Act and these bylaws, then the applicable provisions of such Act shall control.

#### **Legal Construction**

9.02. If any bylaw provision is held to be invalid, illegal or unenforceable in any respect, the invalidity, illegality or unenforceability shall not affect any other provision and the bylaws shall be construed as if the invalid, illegal, or unenforceable provision had not been included in the bylaws.

#### **Headings**

9.03. The headings used in the bylaws are used for convenience and shall not be considered in construing the terms of the bylaws.

#### **Seal**

9.04. The Board of Directors shall provide for a corporate seal. Such seal would consist of two concentric circles containing the words "City of La Porte Development Corporation", and "Texas" in one circle and the "incorporated" together with the date of incorporation of the Corporation in the other circle.

#### **Parties Bound**

9.05. The bylaws shall be binding upon and inure to the benefit of the directors, officers and agents of the Corporation and their respective heirs, executors, administrators, legal representatives, successors and assigns except as otherwise provided in the bylaws.

**Fiscal Year**

9.06. The fiscal year of the Corporation shall begin on the first day of October of each year and end on the last day of September of the following year.

**Effective Date**

9.07. These bylaws, and any subsequent amendments hereto, shall be effective of and from the date upon which approval has been given both by the Board of Directors and the City Council of the City of La Porte, Texas.

Adopted this October 6th, 1999

Patricia Mustafa  
President of the Board

**CERTIFICATE OF SECRETARY**

I certify that I am the duly elected and acting secretary of the CITY OF LA PORTE DEVELOPMENT CORPORATION, and the foregoing Bylaws constitute the Bylaws of the Corporation. These Bylaws were duly adopted at a meeting of the Board of Directors held on the 6th day of October, 1999, and approved and ratified by the City Council of the City of La Porte, Texas, at a meeting held on the 12th day of July, 1999.

Signed this 6th day of October, 1999.

Mattha A. Helle  
Secretary of the Corporation

ORDINANCE NO. 99- 2343

AN ORDINANCE APPOINTING MEMBERS OF THE COMPLETE COUNT COMMITTEE (CCC) FOR THE CENSUS 2000; FINDING COMPLIANCE WITH THE OPEN MEETINGS LAW; AND PROVIDING AN EFFECTIVE DATE HEREOF.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LA PORTE:

Section 1. The City Council of the City of La Porte hereby appoints the following residents of the City of La Porte to serve on the Complete Count Committee (CCC), for Census 2000:

Tim O'Connor

James Snider

Dr. Wayne Spears

Linda Barley

Herman Berges

Jo Davis

Emma "Vickie" Abshire

Father Tom Rafferty

Steve Jacks

Marlin Fenn

Lorraine Jeffery

Kathy Alberts

Debra Kunz

Tom Rawls

Randy Gilchrist

Jeanne Zemanek

Beth Rickert

Ada Bowen

Colleen Hicks

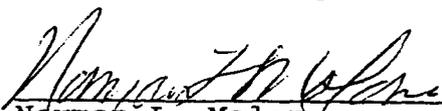
Susan Parastar

**Section 2.** The City Council officially finds, determines, recites, and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter thereof has been discussed, considered and formally acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

**Section 3.** This Ordinance shall be effective from and after its passage and approval, and it is so ordered.

PASSED AND APPROVED, this 12th day of July, 1999.

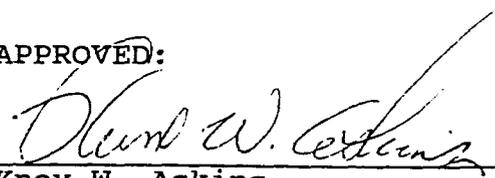
CITY OF LA PORTE

By:   
Norman L. Malone  
Mayor

ATTEST:

  
Martha A. Gillett  
City Secretary

APPROVED:

  
Knox W. Askins  
City Attorney



# The State of Texas

## Secretary of State

HENRY CUELLAR  
SECRETARY OF STATE

CHARTER NO. 01544301-01  
ARTICLE 9.01, T.N.P.C.A. REPORT  
FILING FEE \$5.00

PURSUANT TO THE PROVISIONS OF ARTICLE 9.01 OF THE TEXAS NON-PROFIT CORPORATION ACT, THE UNDERSIGNED CORPORATION HEREBY FILIES ITS REPORT SETTING FORTH:

1. THE NAME OF THE CORPORATION IS:

CITY OF LA PORTE DEVELOPMENT CORPORATION

2. IT IS INCORPORATED UNDER THE LAWS OF: TEXAS

3. THE STREET ADDRESS OF THE REGISTERED OFFICE OF THE CORPORATION IN THE STATE OF TEXAS IS: 604 W FAIRMONT PKWY LA PORTE, TX 77571  
(MAKE ANY CHANGES HERE)

4. ITS REGISTERED AGENT AT SUCH ADDRESS IS: MARTHA A GILLETT  
(MAKE ANY CHANGES HERE)

5. IF A FOREIGN CORPORATION, THE STREET ADDRESS OF ITS PRINCIPAL OFFICE THE STATE OR COUNTRY UNDER THE LAWS OF WHICH IT IS INCORPORATED IS:

6. THE NAMES AND RESPECTIVE ADDRESSES OF ITS DIRECTORS IOR TRUSTEES, ETC AND OFFICERS ARE: (NAME AT LEAST 3)

NAME	TITLE	ADDRESS
Robert T. Herrera	City Manager	604 W. Fairmont Pkwy LaPorte, T,
John Joerns	Assistant City Manager	604 W. Fairmont Pkwy LaPorte, TX
Martha Gillett	City Secretary	604 W. Fairmont Pkwy LaPorte,

7. THE FOREGOING INFORMATION IS GIVEN AS OF THE DATE OF THE EXECUTION OF THIS REPORT:

DATED 7-31, 20 01

City of LaPorte Development Corporation

NAME OF CORPORATION

BY Martha Gillett

(SIGNATURE)

ITS City Secretary

(TITLE OF OFFICER SIGNING)

NOTE: ALL ITEMS MUST BE COMPLETED. MAKE CHANGES TO ITEMS 3 AND 4 AS NECESSARY. RETURN TO SECRETARY OF STATE, CORPORATIONS SECTION, P.O. BOX 13697, AUSTIN, TEXAS 78711-3697 WITH A \$5.00 FEE.

5.04 The Board of Directors shall obtain prior City Council approval of all real estate acquisitions, real estate leases ~~for over~~ exceeding one year and/or any long-term ~~other leases for over~~ exceeding one year; and all bond issues or other debt extending beyond one year; and, contracts, expenditures, or debts over \$15,000.00. The Board of Directors shall have the authority to enter into all other budgeted transactions without prior or additional City Council approval. Notwithstanding the foregoing, the Board of Directors shall have the authority to approve all budgeted Enhancement Grant expenditures Requests for an amount equal to or less than \$25,000, without additional approval of City Council. Amendments to the Corporation's budget must be approved by the City Council.